Cost Approach

Part C

2020 Level 1 Tutorials

Chapter 4
Mobile and Manufactured Homes

Chapter 4

- The mobile home assessment date for the pay-2016 tax cycle was January 15.
- SEA 420 changed the mobile home assessment date to January 1 effective starting with the pay-2017 tax cycle.

Chapter 4

- Annually Assessed Mobile Home:
- A mobile home that has a certificate of title issued by the bureau of motor vehicles under IC 9-17-6; and is not on a permanent foundation.

- 50 IAC 3.3-2-2Authority: IC 6-1.1-7-2; IC 6-1.1-31-1Affected: IC 6-1.1-7; IC 9-17-6 (Department of Local Government Finance; 50 IAC 3.3-2-2; filed Aug 15, 2007, 10:12 a.m.: 20070912-IR-050060560FRA; filed Jan 12, 2012, 10:45 a.m.: 20120208-IR-050110567FRA)

Chapter 4

- Certificate of Title Requirement:
- A person who owns a manufactured home that is:(1) personal property not held for resale; or(2) not attached to real estate by a permanent foundation; shall obtain a certificate of title for the manufactured home.

- As added by P.L.2-1991, SEC.5. Amended by P.L.106-2007, SEC.1.

Chapter 4

- Mobile Home

(1) a “dwelling” as defined in IC 6-1.1-7-1(b)

(2) a “manufactured home” as defined in IC 9-13-2-96

- “Mobile home" means a dwelling which:(1) is factory assembled;(2) is transportable;(3) is intended for year around occupancy;(4) exceeds thirty-five (35) feet in length; and(5) is designed either for transportation on its own chassis or placement on a temporary foundation.

- (Formerly: Acts 1975, P.L.47, SEC.1.)Mobile Home Defined IC 6-1.1-7-1(b)8

Chapter 4

- "Manufactured home" means, except as provided in subsection (b), a structure that:(1) is assembled in a factory; (2) bears a seal certifying that it was built in compliance with the federal manufactured housing construction and safety standards law (42 U.S.C. 5401 et seq.);(3) is designed to be transported from the factory to another site in one (1) or more units;(4) is suitable for use as a dwelling in any season; and(5) is more than thirty-five (35) feet long.
- (b) "Manufactured home", for purposes of IC 9-17-6, means a structure having the meaning set forth in the federal manufactured Housing Construction and Safety Standards Law of 1974 (42 U.S.C. 5401 et seq.).
- As added by P.L.2-1991, SEC.1. Amended by P.L.106-2003, SEC.1.

Chapter 4

- **Permanent Foundation**
- Any structural system capable of transposing loads from a structure to the earth at a depth below the established frost line.
- **Real Property Mobile Home**: A mobile home that has an affidavit of transfer to real estate recorded by the county recorder under IC 9-17-6-15.5; or has a certificate of title issued by the bureau of motor vehicles under IC 9-17-6 and is attached to a permanent foundation.

Chapter 4

- Application of Transfer to Real Estate:

(1) Manufactured home is attached to real estate by a permanent foundation.

(2) Affidavit of transfer to real estate and the retired certificate of title, if available, is filed with the county recorder's office.

(3) Manufactured home deemed an improvement upon the real estate upon which it is located.

Chapter 4

(b) A mobile home shall be assessed as real property under the Department of Local Government Finance Real Property Assessment Rules in effect on January 1, (starting with the 2016 assessment date, March 1 prior) using residential cost Schedule A found in the Department of Local Government Finance's Real Property Assessment Guideline, if the mobile home meets the definition given in 50 IAC 3.3-2-4.

Chapter 5
Residential and Agricultural Yard Structures

Chapter 5

- Examples of both residential and agricultural yard structures can be found in Chapter 5
- Pricing is done in the “Summary of Non-Residential Improvements” section of the property record card.
- If there is no attached Garage, the detached Garage if there is one, would be priced in “Summary of Residential Improvements” section of the property record card.

Chapter 5

- Table 5-1 contains the Condition Ratings for Yard Improvements
- Yard structures do receive a location multiplier.
- Cost schedules provide either whole dollar or square foot unit values.

Chapter 5

- Rates, unless otherwise specified, apply to detached, free-standing structures.

- Make sure to read the schedules thoroughly, especially any notes that appear at the end of the schedules.

Residential and Agricultural Grade Appendix A

Appendix A

- For each of the types of improvements (dwelling units and residential and agricultural yard improvements), a model has been defined to summarize the elements of construction quality that are typical of the majority of that type improvement.
- Assigned a “C” quality grade for residences - these models can be thought of as construction specifications built with average quality materials and workmanship.

Appendix A

- The replacement cost of an improvement is calculated by taking the base price, adjusting for various construction elements that add or deduct value, and then multiplying this adjusted cost by a percentage based on the improvement's grade. This percentage is know as the Quality Grade Factor.

Appendix A

- An intermediate quality grade is used when construction characteristics deviate from the base quality grade specifications.
- An intermediate grade can be assigned to all types of agricultural and residential improvements. To assign these, the assessing official must weigh the components that deviate from the base quality grade to determine if an intermediate grade is appropriate.
- Intermediate grade is +2, +1, -1 (e.g., B+1)

Appendix A

- Table A-2 is the Quality Grade Factors for Dwelling Units
- Table A-3 is the Quality Grade Specifications for Dwelling Units

Residential and Agricultural Depreciation
Appendix B

Appendix B

- Depreciation is defined as the loss in value that an improvement on a parcel of real property suffers, from a variety of causes.

- Physical Deterioration refers to the wear and tear that an improvement suffers from its regular use.

Appendix B

- **Functional obsolescence loss** is caused by some type of inutility within the structure and materials or design that diminishes the ability of the structure to perform the function for which it was constructed and/or might be used.

Appendix B

- **External obsolescence** typically is impairment in the utility or salability of the structure due to negative influences that occur outside the property.

Appendix B

- The determination of depreciation must consider:
  - The **chronological age** of the structure
  - The **effective age** of the structure
  - The **quality** of the materials, workmanship and design used in the construction of the structure
  - The **condition rating** of the structure
  - The **neighborhood factor**

Appendix B

- For the valuation of real property in Indiana, the **condition rating** will reflect the effective age of the structure.

- Table B-1 contains the Residential Condition Ratings (other than yard structures)

Appendix B

- Table B-2 (page 10) contains the Residential Depreciation Chart – Quality Grade “AAA” “AA” “A” and “B”
- Table B-3 (page 11)contains the Residential Depreciation Chart – Quality Grade “C”
- Table B-4 (page 12)contains the Residential Depreciation Chart – Quality Grade “D” “E”

Appendix B

- For Residential/Agricultural Yard Structures:
  - You must first determine the correct depreciation table to use, based on life expectancy of the structure.
  - Table B-5 (Determining the Depreciation Table for Yard Structures) contains the information you need.

Appendix B

- Table B-6 the Condition Ratings for Yard Structures
  - Sound value applies to agricultural improvements only

Appendix B

- Table B-7 – 20 Year Life Expectancy
- Table B-8 – 30 Year Life Expectancy
- Table B-9 – 40 Year Life Expectancy

Appendix B

- Table B-10 is the depreciation table for Above Ground Swimming Pools

- Table B-11 is the depreciation table for In-Ground Swimming Pools and Pool Enclosures

Cost Schedules
Appendix C

Appendix C

- Now, using the information we have discussed, and the cost schedules in Appendix C, we are going to spend the rest of the time working problems related to the valuation of residential property and yard structures. We are also going to figure some square footage of areas so you are familiar with how to do that. One other item I need to mention before we proceed is the percentage of completion schedule.

Appendix C

- The percentage of completion schedule is located in Appendix C in Schedule A.1. This schedule is used if the structure is not complete on January 1. You would need to view the structure on January 1 and determine to what step the structure is complete. For example: say you believe the structure to be complete to the point of getting ready to start on the exterior. You would add up the percentages prior to that step and arrive a total percent of 56%. You would apply this percentage to the remainder value on the property record card in the summary of residential improvements section. The remainder value is the value left after applying depreciation against the replacement cost new that we have arrived at from our pricing schedules.

Walking Through the PRC

- The Property Record Card contains three different sections: Cost Ladder, Summary of Residential Improvements, and Summary of Non-Residential Improvements.
- The Cost Ladder is used to calculate the Replacement Cost New (RCN) of the dwelling (including exterior features).
- The Summary of Residential Improvements is used to calculate the Remainder Value of the dwelling (value after depreciation) then the Improvement Value (final value after obsolescence, complete %, and neighborhood factor applied).
- The Summary of Non-Residential Improvements is used for any yard items that are not connected to the dwelling or are not a part of the Homestead Deduction (for tax caps purposes).

Cost Ladder

- The Cost Ladder is broken up into three pieces: The Base Price section, the Adjustments section, and the Multipliers section.
- First you find the base prices for each floor, then you adjust for items (such as air conditioning, extra plumbing fixtures, etc.) that are not included in the base price, then multiply by your Quality Grade and Location Multiplier.
- The Cost Ladder must be done in this order; a good way to remember the three sections is using the acronym B.A.M.
- Once the Cost Ladder is finished, you then have your Replacement Cost New (RCN).

B.A.M. – Base Prices

- Base prices are what it would cost to construct the dwelling in a specific circumstance. The base prices account for a C grade dwelling with a full bathroom, water heater, and kitchen sink. The cost schedule also factors in central heat.
- This section is also used to account for any basement or attic finishing.
- The goal is to add all the base prices together to find the total base and subtotal for the next section.
- These costs can be found in Appendix C, Pages 2 – 4.
- All these costs are in hundreds of dollars.

B.A.M. - Adjustments

- After the base prices are calculated and totaled, the next step in BAM is the Adjustment section.
- Adjustments are made to include real property items that are not included in the base price.
- Items such as central air conditioning, fireplaces, and others.
- Not all adjustments are positive; sometimes a deduction needs to made for something unfinished or something absent from the dwelling that is included in the base price
- These adjustments are made to the subtotal from the Base Price section.
- These costs can be found in Appendix C, Pages 6 – 9.

B.A.M. - Multipliers

- After adding/subtracting the adjustments, the final step in BAM is the Multipliers.
- The subtotal is adjusted by first multiplying the Quality Grade Factor and then multiplying by the Location Modifier (LCM).
- The Quality Grade Factor is based on the quality of craftsmanship within the dwelling. The factor is represented as a percentage based on a letter grade system (Appendix C - Schedule F). The Quality Grade factor can be found in Schedule F on page 9.
- Once the Quality Grade Factor is applied then the LCM is applied.
- The LCM represents the different costs (labor, materials, and equipment) around the State for the construction of the dwelling (e.g. you would not expect the building costs in Lake County to be the same costs as Wabash County). This can be found on page 23 in Appendix C.
- After applying the factors to the subtotal after adjustments, the end result is the RCN which concludes the Cost Ladder.

Summary of Residential Improvements

- Once the RCN is calculated, that value is transferred over to the Replacement Cost column for the dwelling.
- The depreciation is then subtracted from the RCN to find the Remainder Value. This is done by multiplying the depreciation percentage times the RCN; this equals the depreciation dollar amount which is subtracted from the RCN. Another method is simply multiplying the remaining value in the dwelling times the RCN (e.g. a dwelling that is 20% depreciated has the RCN multiplied by 80% because there is still 80% of RCN value left in the dwelling [Remainder Value]).
- Finally, the Remainder Value is multiplied by any obsolescence percentage, incomplete percentage, and/or Neighborhood Factors; this calculates the Improvement Value. Note: Obsolescence and incomplete percentage multipliers are calculated the same way as depreciation.

First Method

$100,000	= RCN	
X 20%	= Depreciation %	
$20,000	= Depreciation $	
$100,000	= RCN	
- $20,000	= Depreciation $	
$80,000	= Remainder Value	

Second Method

100%	= RCN %	
- 20%	= Depreciation %	
80%	= Remaining %	
$100,000	= RCN	
X 80%	= Depreciation %	
$80,000	= Remainder Value	

Summary of Non-Residential Improvements

- As stated earlier, the Summary of Non-Residential Improvements are yard items that are not attached to the dwelling or are not included in the Homestead Deduction (exterior features and attached garages are included in the Cost Ladder calculations).
- Yard items such as utility sheds, barns, and detached garages (however if there is no attached garage, a detached garage can be included on the Summary of Residential Improvements).
- RCN is usually calculated using an adjusted base rate times the square footage. Note: the base rate column on the PRC is the base price found in the cost schedules multiplied by the Quality Grade Factor.
- Improvement Value is calculated similarly to the dwelling (RCN minus depreciation = Remainder Value then adjust for obsolescence, partially complete, and/or Neighborhood factors)
- Costs can be found in Appendix C, pages 10-21.

Let's do an example

- The next slides will show how to walk through a PRC step-by-step.
- You are given the following information about a property:

- A property in Wells County has a one-story frame dwelling of 1,500 sq. ft., the dwelling has a masonry fireplace with one opening, central air conditioning throughout, and three full bathrooms. It has a basement with the same square footage as the first story. The dwelling also has an attached frame garage of 600 sq. ft., a wood deck that is 350 sq. ft., and an 80 sq. ft. masonry stoop. The dwelling was built in 2003, is a Grade B-1, and in average condition. Finally, the dwelling also has a frame utility shed of 80 sq. ft. which was built in 2010, in average condition, and a Grade C. What is the total improvement value?

IMPROVEMENT DATA AMD COMPUTATIONS

HOUSE

Occupancy

1 Single Family
2 Duplex
3 Triplex
4 4-6 Family
5 M. Home 0

Story Height

[ ] -
2 Bi-level
3 Tri-level

Attic

0 None
1 Unfinished
2 1/2 Finished
3 3/4 Finished
4 Finished

Bsmt Crawl

0	None	0
1	1/4	1
2	1/2	2
3	3/4	3
4	Full	4

Construction

1 Frame or Aluminum
2 Stucco
3 Tile
4 Concrete Block
5 Metal
6 Concrete
7 Brick --
8 Stone --
9 Frame w/Masonry --

Asphalt Shingles
Slate or Tile
Metal

Floors B 1
Earth
Slab
Sub & Joist
Wood
Parquet
Tile
Carpet
Unfinished

Interior Finish B 1
Plaster or Dry Wall
Paneling
Fiberboard
Earth
Unfinished
No Electrical

Accommodations
Total Number of Rooms
Bedrooms
Family Room
Formal Dining Room

Loft Area
Rec. Room Type / Area
Fire Place Stacks
Masonry / Metal Openings

Base Area	Floor	Finished Living Area	Value
		B	
		Attic	
		Crawl -----	

TOTAL BASE	$0
Row-type Adjustment	100%
SUB-TOTAL	$0

A

Unfinished interior [-]	
Extra Living Units [+]	
Rec. Room [+]	
Loft [+]	
Fireplace [+]	
No Heating [+]	
Air Conditioning [+]	
No Electric [+]	

Plumbing
5 - 5 = 0 X 800
No Plumbing [+]
Specialty Plumbing [+]
SUB-TOTAL ONE UNIT
SUB-TOTAL UNITS

M

Garages
Integral [-]
Attached Garage [+]
Attached Carport [+]
Basement [+]
Exterior Features
SUB-TOTAL $0
Grade and Design Factor
ADJUSTED SUB-TOTAL $0
Location Multiplier
Replacement Cost $0

Heat & Air Conditioning
Central Warm Air
Hot Water or Steam
Heat Pump
NO HEAT
Gravity,Wall,Space
Central Air Cond.

Plumbing # TF
Full Bath
Half Baths
Kitchen Sink
Water Heater
Extra Fixture
TOTAL 0

Extra Living Unit: Conversion # / Designed #
No Plumbing

IMPROVEMENT FEATURES

Major Items	Agricultural
C Concrete Floor	Barns
D Dirt floor	T/S/L/P/E/I/D/Q
E Electric Lights	Open Side
G Grade	Confinement
H Heating	T/P/E/C/I
I Insulation	Slatted Floors
L Loft	Pits
P Plumbing	Corn Crib
Q Living Quarters	T
S Stalls	Frame/Wire
T Type of Const.	Free standing
	Drive-thru
Residential	No Roof
BOAT HOUSE	Floor
T/G/D/Q	GRANARIES
Open Side	L
CAR SHED	Storage Bins
T/G/D	Pole Type
Open/Enclosed	GRAIN BINS
Back-To-Back	Diameter & Height
Stall Walls	or Bushel Capacity
DETACH GARAGE	QUONSET BUILDING
T/G/D/L/Q	E/I/H
GREENHOUSE	Floor:Asph/Conc
G	SLURRY TANKS
Free Standing	In/above ground
Attached at End	Round/Rectangle
Lean-to	Plank / No Cover
STABLES	SILO
T/G/D/L	Concrete:
SWIMMING POOL	Conc.Stave/Reinf'd
T	Masonry:
Underwater Lighting	Tile/Conc.. Blk/Brick
Tile: Ceramic/Plastic	Steel:
Filter	Unlined/Glass Lined
Heater	No Roof
Non-Rect.Shape	TRENCH AND BUNKER
Concrete Apron	SILO
Enclosure Type	Depth
TENNIS COURT	Width
Clay/Sod/Asphalt	
UTILITY SHED	
T/G	

SUMMARY OF RESIDENTIAL IMPROVEMENTS

ID	Use	Story Hgt.	Const. Type	Grade	Year Const.	Eff Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01														11%	$0		1.00	$0
02																		
03																		
04																		
05																		
06																		
07																		

Supplemental Card Residential Improvement Total
Total Residential Improvement Value $0

SUMMARY OF NON-RESIDENTIAL IMPROVEMENTS

ID	Use	Story Hgt.	Const. Type	Grade	Year Const.	Eff Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01																		$0
02																		
03																		
04																		
05																		
06																		
07																		

Data Collector / Date
Appraiser / Date
Supplemental Card Non-Residential Improvement Total
Total Non-Residential Improvement Value $0

Base Prices

- 1,500 sq. ft. for both the one story and the basement.
- Use the square footage and Appendix C – Schedule A to find the values for each of the floors.
- Add both together to find the total base and subtotal (Note: we will always assume the Row-type adjustment is 100% in this class, so no adjustment needs to be made).

Construction		Base Area	Floor	Finished Living Area	Value
1 Frame or Aluminum	1	1,500	1	1,500	$93,000
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	--		Attic		
8 Stone	--	1,500	Bsmt.	0	$31,000
9 Frame w/Masonry	--		Crawl	-----	
Roofing		TOTAL BASE			$124,000
Asphalt Shingles		Row-type Adjustment			100%
Slate or Tile					
				SUB-TOTAL	$124,000
Metal					
Floors	B 1		Unfinished interior [-]		
Earth					

Adjustments

- The dwelling has a masonry fireplace with one opening. This is found in Appendix C – Schedule E.1.
- The dwelling also has central air conditioning. This is found in Appendix C – Schedule C under the Add Central Air Conditioning columns.
- The description also listed that there are three full bathrooms so there will be extra fixtures that will need adjustments. Remember, each full bathroom has three fixtures.
- 600 sq. ft. Attached Frame Garage. This is found in Appendix C – Schedule E.2.
- There are two exterior features (80 sq. ft. Stoop and 350 sq. ft. Wood Deck). The values for exterior features are found in Appendix C – Schedule E.2

	SUB-TOTAL	**$124,000**
	Unfinished interior [-]	
	Extra Living Units [+]	
	Rec. Room [+]	
	Loft [+]	
M/1	Fireplace [+]	**$4,300**
	No Heating **[+]**	
Full	Air Conditioning [+]	**$3,400**
	No Electric [+]	
Plumbing 11 - 5 = 6 X 800		**$4,800**
No Plumbing [+]		
Specialty Plumbing [+]		
SUB-TOTAL, ONE UNIT		
SUB-TOTAL UNITS		
Garages		
Integral [-]		
Attached Garage [+]		**$16,700**
Attached Carport [+]		
Basement [+]		
Exterior Features		**$7,000**
	SUB-TOTAL	**$160,200**

Multipliers

- The next step is multiplying by the Quality Grade Factor.
- The description indicated that this is a B-1 dwelling. Use Appendix C – Schedule F to find the percentage to be multiplied with the subtotal.
- After the adjusting for the grade, the LCM must be applied to the adjusted subtotal. Use Appendix C – Page 23 to find the LCM percentage for the aforementioned county.
- The Adjusted Sub-Total and RCN are both rounded to the nearest $10.

SUB-TOTAL	$160,200
Grade and Design Factor	115%
ADJUSTED SUB-TOTAL	$184,230
Location Multiplier	95%
Replacement Cost	$175,020

Finding the Remainder Value and Improvement Value

- The RCN from the Cost Ladder is transferred over to the Replacement Cost column for the Summary of Residential Improvements.
- Depreciation is then calculated and subtracted from the RCN which equals the Remainder Value. The depreciation is calculated by multiplying the depreciation percentage times the RCN to get the depreciation dollar amount; this is then subtracted from the RCN to get the Remainder Value. The depreciation for the dwelling can be found in Appendix B – Page 10 "B" Grade chart.
- The Remainder Value is then multiplied by the Neighborhood Factor. Note: there was no obsolescence or percent complete adjustments that needed to be made.
- The Remainder Value is rounded to the nearest $10, and the Improvement Value is rounded to the nearest $100.

SUMMARY OF RESIDENTIAL IMPROVEMENTS

ID	Use	Story Hgt.	Const. Type	Grade	Year Const.	Eff Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01	**Dwelling**	**1**	**Frame**	**B-1**	**2003**	**17**	**Avg**						**$175,020**	**15%**	**$148,770**		**1.00**	**$148,800**
02																		
03																		
04																		
05																		
06																		
07																		
										Supplemental Card Residential Improvement Total								
										Total Residential Improvement Value								$148,800

One Last Thing…

- The description indicated that the property also has a 80 sq. ft. utility shed.
- To find the base rate, multiply the price per square foot in the cost schedule (Appendix C – Schedule G.1 Page 12) by the Quality Grade Factor (Appendix C – Schedule F).
- Then multiply by the LCM to get the adjusted base rate; this is then multiplied by the square footage which gives you the RCN.
- To find the improvement value, follow the same steps as you would with the dwelling (depreciation, Neighborhood Factor etc.)
- However, yard improvements have a different depreciation schedule.
- This is determined by the life expectancy of the improvement.
- Find the life expectancy of the improvement (Appendix B, pages 13-14) and use that particular life expectancy's depreciation schedule. These can be found in Appendix B, pages 17-18.

SUMMARY OF NON-RESIDENTIAL IMPROVEMENTS

ID	Use	Story Hgt.	Const. Type	Grade	Year Const.	Eff Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01	Utility Shed	1.0	Frame	C	2010	10	Avg	$22.93		0.95	$21.78	80	$1,740	30%	$1,220		1.00	$1,200
02																		
06																		
07																		

Data Collector / Date	Appraiser / Date	Supplemental Card Non-Residential Improvement Total	
		Total Non-Residential Improvement Value	$1,200

Finishing Up…

- Add both the improvement value for the dwelling and the improvement value for the utility shed to get the final answer of $150,000.

IMPROVEMENT DATA AMD COMPUTATIONS

HOUSE

Occupancy	Story Height	Attic	Bsmt Crawl
1 Single Family	[ ]	0 None	0 None 0
2 Duplex	2 Bi-level	1 Unfinished	1 1/4 1
3 Triplex	3 Tri-level	2 1/2 Finished	2 1/2 2
4 4-6 Family		3 3/4 Finished	3 3/4 3
5 M. Home 0 Row-type		4 Finished	4 Full 4

Construction		Base Area	Floor	Finished Living Area	Value
1 Frame or Aluminum	1	1,500	1	1,500	$93,000
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	--		Attic		
8 Stone	--	1,500	Bsmt.	0	$31,000
9 Frame w/Masonry	--		Crawl	-----	

Asphalt Shingles	TOTAL BASE		$124,000
Slate or Tile	Row-type Adjustment		100%
		SUB-TOTAL	$124,000
Metal		Unfinished interior [-]	
Floors B 1		Extra Living Units [+]	
Earth		Rec. Room [+]	
Slab		Loft [+]	
Sub & Joist	M/1	Fireplace [+]	$4,300
		No Heating [+]	
Wood	Full	Air Conditioning [+]	$3,400
Parquet		No Electric [+]	
Tile	Plumbing		$4,800
Carpet	11 - 5 = 6 X 800		
Unfinished	No Plumbing [+]		
Interior Finish B 1	Specialty Plumbing [+]		
Plaster or Dry Wall	SUB-TOTAL, ONE UNIT		
Paneling	SUB-TOTAL UNITS		
Fiberboard	Garages		
Earth	Integral [-]		
	Attached Garage [+]		$16,700
Unfinished	Attached Carport [+]		
No Electrical	Basement [+]		
Accommodations	Exterior Features		$7,000
Total Number of Rooms	SUB-TOTAL		$160,200
Bedrooms	Grade and Design Factor		115%
Family Room	ADJUSTED SUB-TOTAL		$184,230
Formal Dining Room	Location Multiplier		95%
	Replacement Cost		$175,020

Heat & Air Conditioning		Plumbing	#	TF
Central Warm Air		Full Bath	3	9
Hot Water or Steam		Half Baths		
Heat Pump		Kitchen Sink	1	1
NO HEAT Gravity,Wall,Space		Water Heater	1	1
Central Air Cond.		Extra Fixture		
		TOTAL		11

Extra Living Unit			
Conversion #			
Designed #			No Plumbing

Loft Area

Rec. Room Type / Area

Fire Place Masonry / Metal — Stacks / Openings

Data Collector / Date

Appraiser / Date

IMPROVEMENT FEATURES

Major Items	Agricultural
C Concrete Floor	Barns
D Dirt floor	T/S/L/P/E/I/D/Q
E Electric Lights	Open Side
G Grade	Confinement
H Heating	T/P/E/C/I
I Insulation	Slatted Floors
L Loft	Pits
P Plumbing	Corn Crib
Q Living Quarters	T
S Stalls	Frame/Wire
T Type of Const.	Free standing
Residential	Drive-thru
	No Roof
BOAT HOUSE T/G/D/Q	Floor
Open Side	GRANARIES
CAR SHED T/G/D	L
Open/Enclosed	Storage Bins
Back-To-Back	Pole Type
Stall Walls	GRAIN BINS
DETACH GARAGE T/G/D/L/Q	Diameter & Height
GREENHOUSE G	or Bushel Capacity
Free Standing	QUONSET BUILDING
Attached at End	E/I/H
Lean-to	Floor:Asph/Conc
STABLES T/G/D/L	SLURRY TANKS
SWIMMING POOL T	In/above ground
Underwater Lighting	Round/Rectangle
Tile: Ceramic/Plastic	Plank / No Cover
Filter	SILO
Heater	Concrete:
Non-Rect.Shape	Conc.Stave/Reinf'd
Concrete Apron	Masonry:
Enclosure Type	Tile/Conc.. Blk/Brick
TENNIS COURT Clay/Sod/Asphalt	Steel:
UTILITY SHED T/G	Unlined/Glass Lined
	No Roof
	TRENCH AND BUNKER
	SILO
	Depth
	Width

SUMMARY OF RESIDENTIAL IMPROVEMENTS

ID	Use	Story Hgt.	Const. Type	Grade	Year Const.	Eff Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01	Dwelling	1	Frame	B-1	2003	17	Avg						$175,020	15%	$148,770		1.00	$148,800
02																		
03																		
04																		
05																		
06																		
07																		

Supplemental Card Residential Improvement Total

Total Residential Improvement Value $148,800

SUMMARY OF NON-RESIDENTIAL IMPROVEMENTS

ID	Use	Story Hgt.	Const. Type	Grade	Year Const.	Eff Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01	Utility Shed	1.0	Frame	C	2010	10	Avg	$22.93		0.95	$21.78	80	$1,740	30%	$1,220		1.00	$1,200
02																		
03																		
04																		
05																		
06																		
07																		

Supplemental Card Non-Residential Improvement Total

Total Non-Residential Improvement Value $1,200